

**TOWN OF SOMERS
PLANNING COMMISSION
P.O. BOX 308
SOMERS, CT 06071**

**PLANNING MINUTES
REGULAR MEETING
January 27, 2011
TOWN HALL – 7:00 pm**

I. CALL TO ORDER:

Chairman, Brad Pellissier called the regular meeting of the Planning Commission to order at 7:01 pm. Members Greg Genlot, William Salka, Cliff Bordeaux, and Scott Sutter, were present and constituted a quorum. Also present, Jeff Bord, Director of Public Works/Town Engineer.

II. PUBLIC HEARING:

- a. Jason Avery: Resubdivision Application #412 (Brookside Commons) at 225 Field Rd., Somers, CT.**
- b. Robert Smyth: Resubdivision Application #413 (Cedar Edge Commons) at 251 Field Rd., Somers, CT.**

Chairman Pellissier informed members he had received a letter from the Applicants' attorney, George Schober requesting an extension of the Public Hearing until February 10, 2011.

A motion was made by Mr. Bordeaux to extend the Public Hearing until February 10, 2011; seconded by Mr. Sutter, followed by a unanimous vote as approved.

Mr. Bord informed members he had reviewed the Administrative Review Processes as written by the State to confirm the applicant's eligibility for an additional extension and to confirm their compliance with the regulate timeline. He distributed copies of this matrix to members.

III. NEW BUSINESS:

- a. High Meadow Estates – Revised Bond Estimate**

Mr. Bord stated the original bond was \$760,000.00. He explained that the only work left to be done is loaming and seeding, and a top coat of pavement. Mr. Pellissier asked if he had verified the work, and done a field audit. Mr. Bord responded yes, he had visited the site during construction and has seen the amount of work left to be done.

A motion was made by Mr. Genlot to reduce the bond for High Meadow Estates to \$228,000.00; seconded by Mr. Sutter, followed by a unanimous vote as approved.

IV. OLD BUSINESS:

- a. **Jason Avery: Referral from Zoning for twenty unit (10 duplex) Affordable Housing (C.G.S. 8-30g) at 225 Field Rd., Somers, CT, Map 2-Block 50.**
- b. **Robert Smyth: Referral from Zoning for twenty unit (10 duplex) Affordable Housing (C.G.S. 8-30g) at 251 Field Rd., Somers, CT, Map 2-Block 44-Lot 3.**

Mr. Pellissier stated that the Commission needed to conclude the Public Hearing, which was extended this evening until February 10, 2011. He suggested tabling these items.

V. DISCUSSION:

a. Discussion on Plan of Conservation and Development (POCD)

Mr. Pellissier informed members that he has scheduled a joint meeting with the Board of Selectmen for February 24, 2011 at 6:00 pm, to discuss an Open Space/Trails Commission

VI. STAFF/COMMISSIONER REPORTS:

- a. **2011/2012 Planning Budget.** Mr. Bord distributed copies of the proposed 2011/2012 Planning Budget. Discussion followed as members reviewed line items.

Mr. Pellissier questioned legal costs billed by the Town Attorney. Mr. Bord stated he would look into this.

Mr. Sutter asked whether an Applicant should be responsible for the Advertising cost (of Public Hearings). Mr. Pellissier stated it would require a change in the Town Ordinance, and they would need to draft proposed changes to the Ordinance and then hold a Public Hearing. Mr. Bord offered to look into this further, and see if the language for a proposed change already exists.

VII. CORRESPONDENCE AND BILLS:

None.

VIII. MINUTES APPROVAL: (1/13/11):

Mr. Pellissier asked members for comments or changes to the 1/13/2011 Minutes. Mr. Bordeaux pointed out an error in the motion on Page 1, Section II. The motion should read as follows:

“A motion was made by Mr. Genlot to extend the Public Hearing until January 27, 2011. The motion was seconded by Mr. Salka, followed by a unanimous vote as approved.”

A motion was made by Mr. Salka to approve the 1/13/11 Minutes as amended; seconded by Mr. Sutter, and then unanimously voted by members as approved.

IX. ADJOURNMENT:

A motion was made by Mr. Sutter to adjourn; seconded by Mr. Bordeaux, followed by a unanimous vote to adjourn the January 13, 2011 Regular Meeting of the Planning Commission at 7:35 pm.

Respectfully submitted,

William Salka, Secretary

Kimberly E. Dombek, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.